

FRANKLIN COUNTY AREA PLAN COMMISSION
MEMORANDUM & MINUTES
COMMISSOINERS/COUNCIL PUBLIC MEETING ROOM, 203 VIA ZOOM
SEPTEMBER 9, 2020

THOSE PRESENT; Ruthie Mannix, President; Glenn Bailey, Vice-President; Denny Brown, Robert Braun, Ed Derickson. Mary Rodenhuis (absent). Also present were Tammy Davis, Commission Attorney and Cindy C. Orschell, Executive Director.

Pledge of Allegiance

Roll Call

MINUTES of August 12, 2020 - MOTION – Robert Braun moved to approve the minutes subject to the type-o corrections, Glenn Bailey 2nd. MC. Denny Brown abstained.

BRACKENY'S LANDSCAPE PLAN– John Palmer, Franklin County EDC was present and presented the board with a landscape plan for Brackney's located at 2145 State Road 1, Brookville. Robert Braun – questioned maintenance on the plants? John Palmer – Yes, there will be maintenance. Ruthie Mannix – questioned Tammy Davis on needing a motion to approve the landscape plan. Tammy Davis – yes. MOTION- Glenn Bailey – moved to accept the landscape plan for Brackney, Denny Brown 2nd. AIF. MC.

SOLAR FARMS - Ruthie Mannix – Mary Rodenhuis has emailed several different county ordinances. Ed Derickson – also printed out some information on solar farms. Ruthie Mannix – we have spoken about a technical review board, maybe this would be a good time for that. She questions Grant Reeves on his expertise on solar farms. Grant Reeves – was involved in some solar farms in Rush County and Shelby County, he feels as far as the process on having a technical review, it's a good idea but will have to go outside on the engineering. He has emailed information in regards to this, and feels you also need to protect the landowners and the community. You need to think about landscape, fencing, and there's a big issue on houses being surrounded by them. Setbacks (in regards to non-participating landowners), protect neighborhood, property values, drainage, recycling and maybe a surety bond. As far as procedurally, it may need to go before the elected officials, that being the Commissioners.

Tom Linkel – ask about noise being an issue. Grant Reeves - there is some noise with the solar panels.

Ruthie Mannix – ultimately you will be working with Tammy Davis, and the board? Grant Reeves – yes, and with the County Commissioners. Ruthie Mannix – asks if he is the Attorney for EDC, Grant Reeves yes. Ruthie Mannix – feels the EDC would have in say in this. Grant Reeves – yes, with tax abatements, etc.

Ruthie Mannix – asks about residential solar panels. Grant Reeves – its based on size, under 1400 kilowatt for residential. Robert Braun – questions type residential panels? Grant Reeves - 7-10 kilowatts which would be 20-40 panels.

Ed Derickson – drainage and noise would need to be addressed. Denny Brown – mentions the panels and they only being good for 15 – 20 years, what happens then and questions who will police this? Grant Reeves – this would be included under general property maintenance.

Ruthie Mannix – mentions that her husband, David would be interested in being involved in writing the ordinance on solar panels, and work with Tammy Davis, and Grant Reeves.

Tom Wilson – said an engineer was mentioned. How will that cost be paid for? Ruthie Mannix – the board has no way of hiring someone. Grant Reeves – that could be included in your filing fees to help cover those costs.

David Ramsey – is a farmer in Bath Township feels solar is coming and it should be used on the hillsides instead of using farm land. Also expressed concern for property values, the panels aren't cost effective and who will maintain them?

TINY HOMES - Robert Braun – if they want to build a tiny home, apply for a variance. Glenn Bailey - called a couple surrounding counties, and they would have them file a variance for square footage. It was general consensus of the board to keep the ordinance as is.

PROPOSED NOISE ORDINANCE CHANGE – Ed Derickson wanted to make a recommendation on noise. He will give information to the board, and discuss it at the meeting in October.

PRIMITIVE CAMPING – Ed Derickson – informed the board concerning a property that was operating a campground, and possibly with campers. Feels the issue needs to be addressed. A signed complain will be needed.

ADJOURNMENT – MOTION – Glenn Bailey moved to adjourn the meeting, Denny Brown 2nd. MC. AIF. Meeting adjourned at 8:33 PM.